

**VILLAGE of SUGAR GROVE**  
**PLANNING COMMISSION/ZONING BOARD of APPEALS**  
**MINUTES of January 18, 2017**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman *pro tem* Guddendorf in the Village Hall Board meeting room.

2. **ROLL CALL**

Present: John Guddendorf, Rebecca Sabo, Greg Wilson, Larry Jones, and Heidi Lendi

Absent: Jim Eckert, and Irv Ochsenschlager

Also present: Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Jones, seconded by Commissioner Sabo, to approve the minutes of the May 18, 2016 Planning Commission meeting as presented. A chorus of ayes followed. The motion passed.

A motion was made by Commissioner Sabo, seconded by Commissioner Jones, to approve the minutes of the December 21, 2016 Planning Commission meeting as presented. A chorus of ayes followed. The motion passed.

4. **PUBLIC HEARING**

A. Petition 17-001: Zoning Variation to Increase Maximum Lot Coverage at 693 Heartland Drive (Applicant: Quantum Sign Corporation)

Chairman *pro tem* Guddendorf called the public hearing to order and administered the oath to those testifying at 7:01 p.m. Director Magdziarz provide a brief summary of the request. The petitioner was present and provided additional background information.

Chairman *pro tem* Guddendorf closed the public hearing at 7:11 p.m.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

A. Petition 17-001: Zoning Variation to Increase Maximum Lot Coverage at 693 Heartland Drive (Applicant: Quantum Sign Corporation)

Commissioners asked for clarification with respect to the factors contributing to the increased lot coverage, the impact of the additional lot coverage on storm water management in the subdivision, and operation of the business.

Commissioners also discussed the staff recommendations and discussed with the applicant possible locations for the permeable paving surface recommended by staff.

Motion by Commissioner Jones, seconded by Commissioner Sabo, to approve the findings of fact for the requested zoning variation.

AYES: Larry Jones, Rebecca Sabo, Heidi Lendi, John Guddendorf, and Greg Wilson

NAY: *None*

ABSENT: Jim Eckert, and Irv Ochsenschlager

Motion passed

Motion by Commissioner Jones, seconded by Commissioner Wilson, to recommend to the Village Board that Petition 17-001 requesting a variation to increase the maximum lot coverage from 75% to 79% for the property located at 693 Heartland Drive be approved subject to the following conditions:

1. Any impervious lot coverage in excess of 75% shall be accommodated by best management practices, i.e., permeable paving, in compliance with the requirements of the Village Engineer.
2. All outdoor storage shall be fully screened.
3. All paved areas will be landscaped in full compliance with the Zoning Ordinance.

AYES: Larry Jones, Greg Wilson, Heidi Lendi, John Guddendorf, and Rebecca Sabo

NAY: *None*

ABSENT: Jim Eckert, and Irv Ochsenschlager

Motion passed

7. **PLANNING COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be February 15, 2017.

W. Magdziarz provided an update on the status of various development projects across the Village.

8. **ADJOURNMENT**

Motion by Commissioner Wilson, seconded by Commissioner Jones to adjourn the meeting.  
Motion passed by unanimous voice vote

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,  
Walter Magdziarz  
Recording Secretary